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TOTAL FLOOR AREA: 57.1 sq. ft. (53.1 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Made with Metagor 02/24



- EPC - C
  - Popular Area
  - Ideal First Time Buyer Property
  - Beautifully Presented
  - Allocated Parking
  - Courtyard Style Garden
  - Two Double Bedrooms
  - Ground Floor Apartment
- Leasehold  
 Council Tax Band - B  
 YO30 4UZ  
 Clifton Moor, York  
 Aviator Court





Aviator Court  
Clifton Moor, York  
YO30 4UZ

Offers Over £200,000



Located in the popular residential area of Clifton Moor and within the sought after development of Aviator Court, is this well presented ground floor apartment. Offering plenty of accommodation throughout, an enclosed courtyard style garden and allocated parking, this property is sure to be popular among a range of buyers. Aviator Court is conveniently placed for a range of local amenities, including the various shops on Clifton Moor Shopping Centre, in addition to regular commuter links to the city centre.

Accessed by a secure communal entrance, this property opens into a wide entrance hall which leads to the open plan kitchen living diner. Benefitting from windows across two aspects, this space is filled with natural light throughout the day. The kitchen is equipped with a range of integrated appliances which are in and amongst the various wall and base units allowing for plenty of storage. Across the hall are two double bedrooms and a most generous and modern four piece bathroom with metro tile wall tiles. To complete the internal accommodation is the deep storage cupboard next to the front door.

Unlike most properties in this development, this apartment offers an enclosed courtyard style garden which can be enjoyed all year round. Allocated parking, and visitor parking, is located on site.

In summary a wonderful property located in a sought after residential area. Early viewing is ready to move into.

Leasehold  
Length of lease 192 years remaining  
Ground rent £150 per annum  
Ground rent review period - Fixed  
Service charge £1,200 per annum  
Reviewed Annually

Council Tax Band - B

